



HILLS

Stop and take a look at this **RENOVATED TWO BEDROOM TERRACED PROPERTY!** This stunning property has been renovated within the last year and recently redecorated as well. The property comprises of a spacious lounge and dining rooms separated via an archway, leading to a modern fitted kitchen and downstairs w/c on the ground floor. To the first floor, the property comprises of **TWO DOUBLE BEDROOMS** and a **LARGE MODERN FITTED BATHROOM!** Conveniently located within walking distance of Weaste Tram Stop, with excellent links to Salford Quays/Media City and the City Centre, along with well-kept public parks. The property is double glazed and gas central heated throughout. Externally, there is a low maintenance courtyard garden to the rear. Get in touch to secure your viewing today!

**Baltic Street
Salford, M5 5JT**

Offers in Excess of £170,000

**0161 7074900
sales@hills.agency**

Reception One 10' 6" x 10' 6" (3.2m x 3.2m)

Ceiling light point, double glazed window and wall mounted radiator.

Reception Two 12' 10" x 11' 6" (3.9m x 3.5m)

Ceiling light point, double glazed window and wall mounted radiator.

Kitchen 14' 1" x 10' 2" (4.3m x 3.1m)

Fitted with a range of wall and base units and an integral sink and drainer unit. Integrated oven and hob unit with space for washing machine and fridge-freezer. Ceiling light point and two double glazed windows.

Downstairs W/C 4' 7" x 2' 4" (1.4m x 0.7m)

Fitted with a two piece suite including a hand wash basin and W/C. Ceiling light point and double glazed window.

Landing

Ceiling light point and access to bedroom and bathroom.

Bedroom One 13' 5" x 10' 6" (4.1m x 3.2m)

Ceiling light point, two double glazed windows and wall mounted radiator.

Bedroom Two 12' 10" x 9' 6" (3.9m x 2.9m)

Ceiling light point, double glazed window and wall mounted radiator.

Bathroom 9' 10" x 7' 3" (3.0m x 2.2m)

Fitted with a four piece suite including a hand wash basin, W/C, shower cubicle and bath tub. Ceiling spot lights and double glazed window.







Energy performance certificate (EPC)

Ballic Street SALFORD M5 6JT	Energy rating E	Valid until: 19 February 2030
	Certificate number: 8630-7222-6000-4927-3292	

Property type
End-terrace house

Total floor area
85 square metres

Rules on letting this property

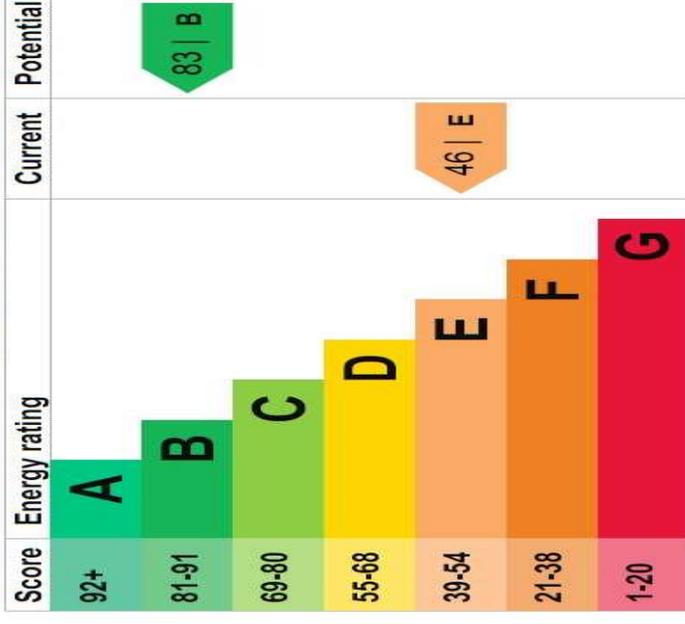
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance on the regulations and exemptions](https://www.gov.uk/guidance/domestic-qualitative-rental-property-minimum-energy-standards-guidance) (<https://www.gov.uk/guidance/domestic-qualitative-rental-property-minimum-energy-standards-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor